

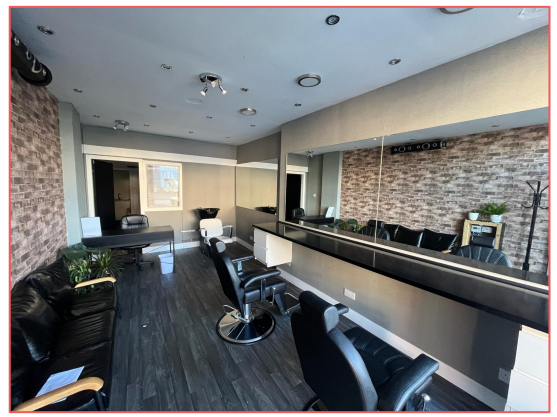
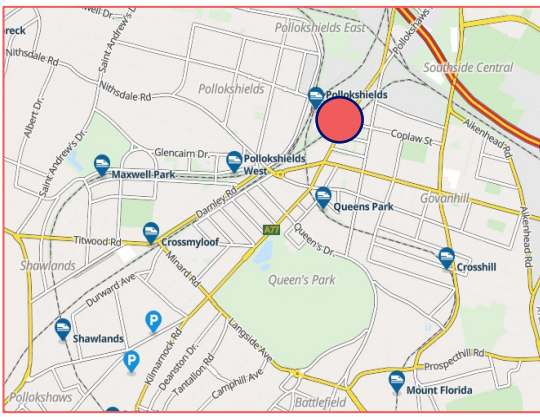


**TO LET**  
**RETAIL / OFFICE PREMISES**

**1,030 SQ FT**

**192/194 KILMARNOCK RD, SHAWLANDS, GLASGOW, G41 3DQ**

- Highly prominent double fronted unit
- Located within the popular Shawlands area of Glasgow's South Side
- Available for immediate occupation
- Well-presented internally
- Rent - £20,000 per annum
- Neighbouring occupiers include Corum, Rettie, Slater Hogg & Howison, Kilmurray & Co, Clyde Property, Pacitti Jones and D'Nisi Coffee



## LOCATION

Located within the popular Shawlands area of Glasgow's south side approximately 2 miles south of the city centre

More specifically the property is situated on the west side of Kilmarnock Road between its junctions with Trefoil Avenue and Carment Drive.

Kilmarnock Road is a busy main arterial route with high volumes of passing traffic connecting Shawlands with neighbouring residential areas of the south side

Regular bus services operate on Kilmarnock Road whilst Pollokshaws East Railway Station which is a 5- minute walk south

Metered on-street parking is provided

Neighbouring occupiers include Corum, Rettie, Slater Hogg & Howison, Kilmurray & Co, Clyde Property, Pacitti Jones and D'Nisi Coffee

## DESCRIPTION

End-terraced ground floor retail premises.

Externally benefits from a double shopfront with 3 large display windows

Internally provides open-plan accommodation to the front with rear storage area / kitchen tea prep complete with WC.

Additional basement storage space is provided.

## ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	72.25	777
Basement	23.52	253
<b>Total</b>	<b>95.77</b>	<b>1,030</b>

## BUSINESS RATES

RV £13,700

Occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

## PLANNING Class 1A

EPC Available on request

## ASKING TERMS

The subjects are held on FRI terms from November 2022 expiring November 2032 subject to a tenant only break option in November 2027 and an upwards only rent review.

The passing rent is £20,000 per annum and our client is looking to assign their leasehold interest.

## VIEWING & FURTHER INFORMATION

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